

173.A

0003

0007.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

456,100 / 456,100

USE VALUE:

456,100 / 456,100

ASSESSED:

456,100 / 456,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
7		SPRING RD, ARLINGTON	7B

OWNERSHIP

Owner 1: LI S GANG		Unit #:	7B
Owner 2: LI LAU Y CARMEN			
Owner 3:			

Street 1: 7 SPRING RD UNIT 7B

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1: JOHNSON KEVIN C -	
Owner 2: -	
Street 1: 7 SPRING RD UNIT 7B	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Vinyl Exterior and 1072 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7779												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								272412
								GIS Ref
								GIS Ref
								Insp Date
								09/26/18

Parcel ID 173.A-0003-0007.B

!15293!

USER DEFINED

Prior Id # 1:	114977
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	05:02:01
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON KEVIN C	53906-463		11/25/2009		325,000	No	No		
JOHN CARNEY	44463-586		1/12/2005		358,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
4/6/2006	External Ins	BR	B Rossignol
11/9/2004	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																						
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																						
Frame: 1	- Wood			1/2 Bath:	Rating:																						
Prime Wall: 4	- Vinyl			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1							# Units: 1											
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2																			
Year Blt: 2004	Eff Yr Blt:			Location:				Lvl 1																			
Alt LUC:	Alt %:			Total Units:				Lower																			
Jurisdct: G7	Fact: .			Floor: M - Multi-Level				Totals	RMs: 4	BRs: 2	Baths: 2	HB															
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	4	2																
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.5 %			Additions: 2004																			
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																			
Sec Int Wall:				Economic:				Baths:																			
Partition: T - Typical				Special:				Plumbing:																			
Prim Floors: 3	- Hardwood			Override:				Electric:																			
Sec Floors:				Total: 4.5	%			Heating:																			
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	4	2																
Subfloor:				Basic \$ / SQ: 245.00				COMPARABLE SALES																			
Bsmnt Gar: 1				Size Adj.: 1.05970144				Rate	Parcel ID	Typ	Date	Sale Price															
Electric: 3	- Typical			Const Adj.: 0.98990101																							
Insulation: 2	- Typical			Adj \$ / SQ: 257.005																							
Int vs Ext: S				Other Features: 53375																							
Heat Fuel: 2	- Gas			Grade Factor: 1.21																							
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.20000005																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100				LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 477540																							
% Com Wall	% Sprinkled:			Depreciation: 21489																							
				Depreciated Total: 456051																							
MOBILE HOME				Make:				Serial #:				Year:				Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 173.A-0003-0007.B																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N	Total Yard Items:				Total Special Features:				Total:																		